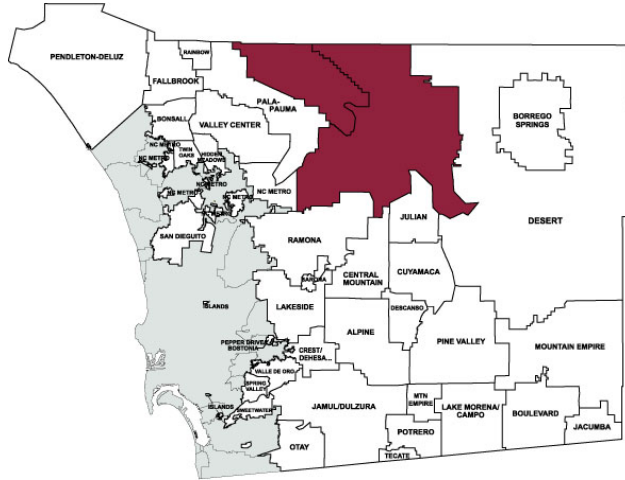


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

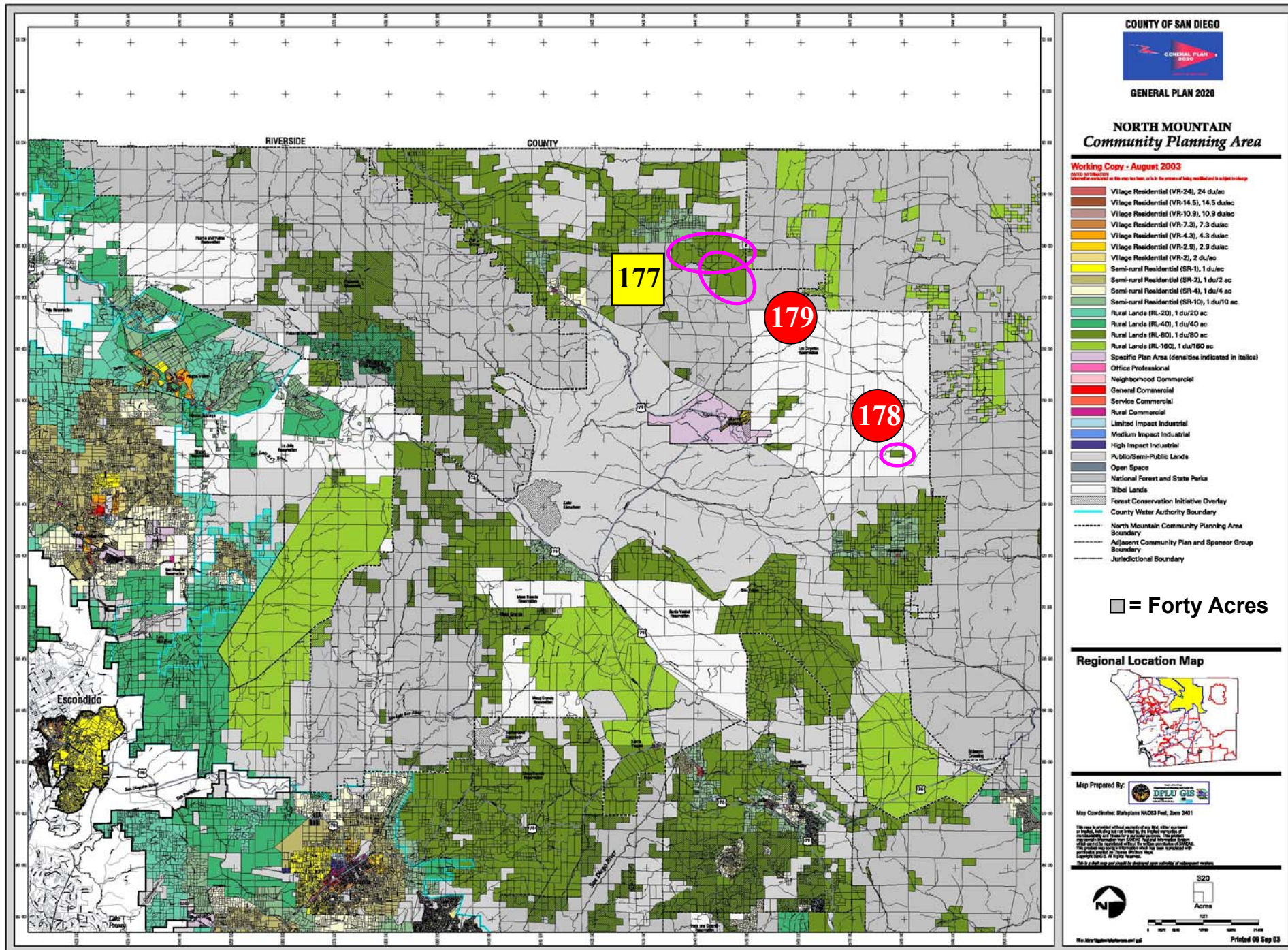
NORTH MOUNTAIN/PALOMAR MOUNTAIN



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> • 1,100 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/10 acres (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: 1 du/80 acres (remainder of land)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – groundwater dependent with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.
178	<p><i>Leonard & Monica Tessyier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> • 2,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access